

**FOURTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WOODLAND PONDS SUBDIVISION
(October 2025)**

This instrument constitutes an amendment to that certain Declaration of Covenants, Conditions and Restrictions for Woodland Ponds Subdivision ("Covenants") recorded in the Montrose County, Colorado real estate records on February 8, 2006 at reception no. 750704 and as subsequently amended by documents recorded at reception no. 787336 on March 4, 2008, at reception no. 813820 on May 18, 2010 and at reception no. 890410 on October 5, 2017.

Except as expressly changed by this Amendment, said Declaration of Covenants, Conditions and Restrictions, as amended, remain in full force and effect.

This Amendment is adopted under the authority of Article IX, Section 15 of said Covenants. The Covenants are amended as follows:

Article III, Section 1, paragraph "k. Abandoned Vehicles and Parking" is revised to read in its entirety as follows:

All vehicles must be operational and have current registration and licensing attached. No abandoned vehicle shall be permitted on any lot. A vehicle shall be considered abandoned if it remains non-operative for a period of thirty (30) days. In such instance, the Association shall send a letter requiring removal of the vehicle within thirty (30) days from the receipt of the letter and if the owner does not comply within that period of time, the Association may have the vehicle towed away at the violator's expense. The Association's costs so incurred may enforce remedies and rights provided by this Declaration.

All vehicles, which may include up to a two-ton capacity truck must be parked on property driveway or on a designated parking area constructed of gravel, concrete, or asphalt. No commercial or heavy equipment will be allowed in Woodland Ponds Subdivision for longer than ninety-six (96) hours. All vehicles must be operational and have current registration and licensing attached.

All recreational-units must be parked in a designated parking area constructed of concrete, asphalt or gravel as approved by the ARB. For Lots with 6' white vinyl fencing, all recreational-units shall be parked behind the fence. For Lots with cedar three-rail split rail fencing or no fence, recreational-units shall be parked by the side of the dwelling or garage, and may not protrude beyond the front edge of the dwelling. All recreational-units must be operational and have current registration and licensing attached.

"Appropriate appearances" within the Subdivision does not include vehicles being visible from streets and roads when not in use. "Non-operative" vehicles include those which are regularly stored or parked in a garage. Garages shall be equipped with doors. Doors must be kept closed at all times except when a vehicle is entering or exiting the garage or during periodic maintenance of the door or garage area.

Article IV Section 8 is revised to read in its entirety as follows:

Due dates for Assessments. The assessments shall be due on January 30th of each year and shall be considered past due/delinquent if not paid within 30 days of the due date. Late fees and interest may be added to accounts that are more than 60 days past due.

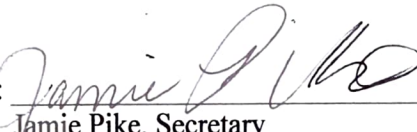
Article VI, Section 6, paragraph e is revised as follows:

The last sentence of "No outbuilding shall be sited on a lot less than ten (10) feet from any lot line" is deleted. The following sentence is added: "All outbuildings must be approved by the ARB prior to construction and the Lot owner is responsible for complying with applicable Montrose County setback requirements."

The foregoing Amendment was approved by sixty-seven percent (67%) of the Lot Owners in good standing in the Woodland Ponds Homeowners Association ("Association") and was adopted by the Association on November 10, 2025.

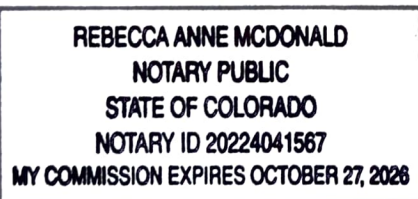
Woodland Ponds Homeowners Association

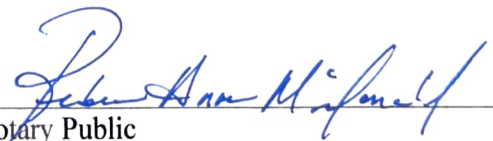
By: 
Lee R. Nelson, President

By: 
Jamie Pike, Secretary

STATE OF COLORADO
COUNTY OF MONTROSE

The foregoing instrument was acknowledged before me this 18th day of November, 2025 by Lee R. Nelson, President of The Woodland Ponds Homeowners Association and Jamie Pike, Secretary of The Woodland Ponds Homeowners Association.




Notary Public

Witness my hand and official seal.